



# Moab Premier Properties

1075 So Hwy 191, Ste B, Moab UT 84532 (in JR's Desert Inn Building)

(435) 259-7337 • Fax :(435) 259-4867

www.moabrealestate.net

moaboffice@gmail.com

## DOWNTOWN COMMERCIAL DEVELOPMENT PROPERTY

0.62 ACRES, Zoned C-3.  
\$1,700,000. #1480812

Call Bryon 435-260-1699  
or Roger 435-901-2292



## DOWNTOWN MOAB C-3 CENTRAL COMMERCIAL BUILDING LOT



at 141 E. 100 S. with South facing frontage of 91 ft. and depth of 115.5 ft. Will accommodate building of 7 vacation rentals (2 one bedroom & 5 two bedrooms) for which I have schematics available upon request.

**Price: \$600,000. #1499132.**

**Call Janie 435-260-1572**  
for info or showing



## INCREDIBLE

## BUSINESS OPPORTUNITY

Located at 2471 South Hwy 191

Own a thriving Carpet and Flooring business. 14,448 sq ft warehouse with multiple possibilities. Business and Real Estate included.

Owner will stay on for consulting and labor. Business is not closing and will honor all warranties.

**MLS # 1503363, \$1.9 million.**

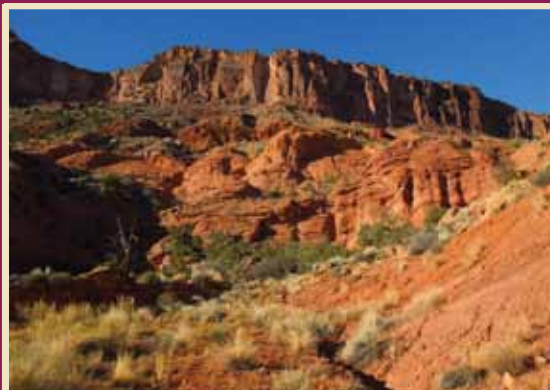
**For more information call Bryon Walston at 435-260-1699.**

**You may also contact Jamie Pearce with Berkshire Hathaway Home Services at 801-558-7545**

**Mountain Paradise!** 5 acres on Brumley Ridge Ranch, accessed from the La Sal Mountain Loop. Minutes from Moab Valley. **\$189,000.** Call Kevin 435-260-9890

**Developable 80 acres** off Thompson Exit. Ideal site for Commercial and or Industrial project. Owner financing possible. Owner agent. **\$159,000.** Call Bryon 435-260-1699

**UNDER CONTRACT Beautiful Kayenta Heights Lot with 2.1 Acres.** 2137 Wagon Trail Drive, with well on the property and incredible views of the valley and the La Sal Mountains. **\$249,000.** Call Bryon 435-260-1699



## LARGE OVERSIZED 6.9 ACRE LOT

in Castle Valley at the West end of Bailey Lane. (At the top of the hill with your own slickrock plateau.

Build your home in the rock.) Incredible views of everything that Castle Valley has to offer.

**#1500272. Price: \$80,000.00.**

**Call Janie 435-260-1572.**



# Our name says it all!

**Moab Premier Properties** has a proven track record in high-end residential and large commercial development parcels.

## BRYON WALSTON

has lived in Moab for 55 years plus. After retiring from UPS after 29 years of delivering packages to Moab residents, he began marketing those homes for Moab's residents in 2007, acquired Moab Premier Properties from Tom in 2013 and became a Broker in 2015. Bryon prides himself in offering a "no pressure", "no hassle" Real Estate agency committed to Service.



435-260-1699  
mbwalston@hotmail.com

**M. BRYON WALSTON**  
Broker Owner

## TOM SHELLENBERGER

has been a licensed agent since 1987 and active in real estate and development in Moab since 1993. Tom retains his post as a Fire District commissioner for the past 25 years. He is an officer in the Grand County Sheriff's Search and Rescue team. He served for 6 years as a member of the Grand County Planning and Zoning commission. Tom knows Moab.



435-260-1018  
moabtom@yahoo.com

**TOM SHELLENBERGER**  
Associate Broker

## JANIE TUFT

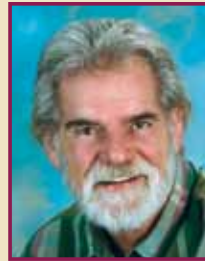
loves being in the real estate business, that she's been active in for the last 30 years. She has lived in the Moab and Castle Valley area since 1954 and has a unique and extensive knowledge of the "lay of the land" with 15 years of experience in land surveying and records in greater Southeastern Utah. Janie loves giving back to our community, which at this time is mentoring at HMK School.



**JANIE TUFT**  
Associate Broker GRI  
Cell: 435-260-1572  
Home: 435-259-8360  
janietuft@gmail.com

## ROGER SCHMIDT

discovered Moab in 1979 and found his way here in 2006. He earned his first Real Estate License in 1977 while living in Park City. Roger's experience in guest relations in the ski industry for 20 years was a great match for satisfying the needs of buyers and sellers. Following his dream in Real Estate Sales and Marketing remains his most gratifying challenge for the past 10 years.



**ROGER SCHMIDT**  
Realtor®  
435-901-2292  
moabroker@gmail.com

## NANCY FITZGERALD

enjoyed a career as an elementary school teacher, but in her words flunked retirement. She has a master's degree in Instructional Design Technology and remains a National Board Certified Teacher. She says that life in the Red Rocks is never dull with her husband and fellow real estate agent Kevin.



435-260-7327  
nancyfitzmoab@gmail.com

**NANCY FITZGERALD**  
Realtor®

## KEVIN FITZGERALD

arrived in Moab in 1992 and began pursuing Real Estate sales and marketing soon after. Let's see, that's 25 years in this exciting business. Kevin is a professional guide for the Moab Adventure Center and knows Moab's vast hiking and biking terrain like few others.



435-260-9890  
kevinfitzmoab@gmail.com

**KEVIN FITZGERALD**  
Realtor®



**LOVELY LEVEL BUILDING LOT** at the end of the street with mature shade trees on Westerly side. 1062 E. Bonita St. in Valley View Subd. Close to town. Last lot left. Utilities stubbed at front. No short term rents. #1539604. Price: \$120,000. Call Janie @ 435-260-1572.



**PEACEFUL AND PRIVATE 2 bed, 2 bath townhome** adjacent to golf course. Fully furnished for nightly rentals or your instant Moab retreat. Fireplace, mountain views. \$369,000 #1523072 Call Nancy at 435-260-7327.